089.0	0001	0017.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	840,400 /	840,400
					USE VALUE:	840,400 /	840,400
					ASSESSED:	840,400 /	840,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	-17	PINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOBIN ANN P
Owner 2:	
Owner 3:	
Street 1:	17 PINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SOPAS PAMELA J -
Owner 2:	-
Street 1:	17 PINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,317 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2250 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5317.000	431,000	3,700	405,700	840,400
Total Card	0.122	431,000	3,700	405,700	840,400
Total Parcel	0.122	431,000	3,700	405,700	840,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.51 | /Parcel: 373.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 56110

GIS Ref

GIS Ref

Insp Date 11/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 089.0-0001-0017.0

!7189!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	431,200	3700	5,317.	405,700	840,600	840,600	Year End Roll	12/18/2019
2019	104	FV	335,700	3700	5,317.	411,500	750,900	750,900	Year End Roll	1/3/2019
2018	104	FV	335,700	3700	5,317.	307,100	646,500	646,500	Year End Roll	12/20/2017
2017	104	FV	315,000	3700	5,317.	278,200	596,900	596,900	Year End Roll	1/3/2017
2016	104	FV	315,000	3700	5,317.	266,600	585,300	585,300	Year End	1/4/2016
2015	104	FV	281,000	3700	5,317.	226,000	510,700	510,700	Year End Roll	12/11/2014
2014	104	FV	281,000	3700	5,317.	214,400	499,100	499,100	Year End Roll	12/16/2013
2013	104	FV	292,300	3700	5,317.	204,000	500,000	500,000		12/13/2012

PRINT

Date	Time
12/10/20	21:51:31

LAST REV

Date	Time
04/30/19	15:47:20

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7189

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOPAS PAMELA J	41154-613		10/9/2003	Family	174,000	No	No		
	22143-248		6/22/1992			No	No		A

USER DEFINED

Prior Id # 1:	56110
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2017	1542	Porch	14,000	C				
9/22/1997	603	Manual	4,200					RAMP

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
4/1/2009	Measured	197	PATRIOT
4/4/2000	Inspected	264	PATRIOT
1/20/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5317		Sq. Ft.	Site		0	70.	1.09	5									405,657						405,700	

Total AC/HA: 0.12206 | Total SF/SM: 5317 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 405,657 | Spl Credit | Total: 405,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MAUVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11666667
Const Adj.:	0.98000199
Adj $ / SQ:	186.037
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	624689
Depreciation:	193653
Depreciated Total:	431035

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

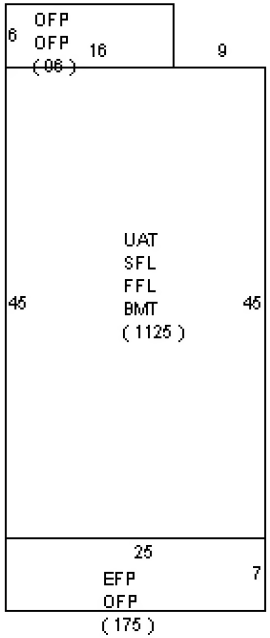
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	186.04
Special Features:	0	Val/Su Net:	102.67
Final Total:	431000	Val/Su SzAd	191.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,125	55.810	62,788
FFL	First Floor	1,125	186.040	209,292
SFL	Second Floor	1,125	186.040	209,292
OFP	Open Porch	367	20.580	7,551
UAT	Upper Attic	281	74.410	20,929
EFP	Enclos Porch	175	41.930	7,337
	Net Sketched Area:	4,198	Total:	517,189
Size Ad	2250	Gross Are	5042	FinArea 2250

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.0-0001-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1925	25.42	T	40	104			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700

IMAGE

AssessPro Patriot Properties, Inc